



**MINUTES OF
THE DECEMBER 1, 2022 MEETING OF THE
WOODLAND HILLS - WARNER CENTER NEIGHBORHOOD COUNCIL
PLANNING, LAND USE AND MOBILITY COMMITTEE
VIA VIRTUAL MEETING TELECONFERENCE**

1. **Call to Order:** the meeting was called to order by Chairperson Don Patterson at 6:34 p.m.
2. **Roll Call/Members present:** Don Patterson, Karen Koe, Martin Lipkin, Sean McCarthy, Henry Rice, Leslie Simon, Oliver Slosser, August Steurer.
3. **Public Comment by the Public on Items NOT on the Agenda and related to PLUM business:** None.
4. **Approval of Minutes:** By motion of Sean McCarthy, with a second by Martin Lipkin, the minutes of **NOVEMBER 17, 2022** were **approved by a Vote of 8 Ayes, 0 Nays, 0 Abstentions.**

Items for Discussion and Possible Action

All comment is limited to 2 minutes per speaker, unless adjusted by the presiding chair of the committee. **Public Comment period for each item will be 15 minutes total.**

5. **Introduction of new stakeholder committee member – Oliver Slosser**
Mr. Slosser was introduced as a new stakeholder member. Mr. Steurer has ben promoted to Board Member.
6. **ZA-2022-1090-ZV-ZAA** 22450 W. Collins Street, Woodland Hills, 91367
Request to change from current 6 bed Residential Detox Program to 12 bed Residential Detox Program.

Case leader Henry Rice reintroduced/reviewed/updated the project.

Applicant Andrew Baraslou presented an update on the project regarding parking, trash cans, house tour, neighborhood outreach, opening up a line of communication, difficulty of obtaining the call list from LAPD, LAFD, calls to the property.

Public comment was had from 4 persons. Comments included, but were not limited to, parking issues not having been fixed, increase in the number of cars, number of calls to LAPD, numerous daily deliveries, garbage cans left out, lack of outreach to neighbors, concern for the welfare of the neighborhood children, and business neither being conducive to a family neighborhood nor the girls softball games being played across the street.

Committee comments included, but were not limited to, calls to the LAPD, LAFD and the serious lack of outreach to the neighborhood, neighborhoods should not be burdened by this business, the business should buy another house elsewhere, support for the project should be withheld due to

the Applicant's inability to verify the conditions warranting an increase from 6 to 12 beds, business is for veterans whom should be supported, disappointment with the Applicant regarding his failure, over 3 months time, to walk the neighborhood and do outreach, talk to the neighbors, too much disregard for the neighborhood and the neighbors, an increase, if there is to be an increase in residents, that Applicant did not provide any evidence of outreach and/or doing what he committed to do at the last PLUM meeting.

PLUM Motion:

As pertaining to Cases ZA-2022-1090-ZV-ZAA and ENV-2022-2091-CE, having held three (3) public virtual teleconference PLUM meetings for the application filed by Aaron Barsalou, the applicant/owner of Psyclarity Health, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the applicant has been operating a by-right 6-bed Residential Detox Program at the 22450 Collins Street location under State License No.191055AP since August 2020, treating substance abuse patients; and,

WHEREAS, the applicant is now requesting a Zone Variance to permit increasing the by-right, 6 bed licensed Residential Detox Program on the RE11-1 zoned parcel at 22450 Collins Street, to a 12-bed Program, that is not covered by the State statute, by doubling up in the existing rooms; and,

WHEREAS, the applicant has stated does not plan to increase staff levels, add oversight personnel or make any modifications to the existing structure to accommodate the requested increased client count; and,

WHEREAS, the LAPD has reported that during the period of September 2021 to September 2022 there were a total of 9 police/emergency calls (an average of 1 every 40 days) for service at the facility; and,

WHEREAS, the surrounding neighbors have expressed concerns that the increased volume of occupants will result in an increase in the level of residents roaming the neighborhood streets at night, and increase emergency and police activity resulting in further deterioration of the safety and quiet, semi-rural nature of the residential community; and,

WHEREAS, the Applicant agreed to hold meetings with neighbors to see if issues could be worked out, but failed to hold even one such meeting over a three month period; and,

WHEREAS, the PLUM Committee members question whether the existing staff level will be sufficient to prevent occupants from leaving the facility alone and roaming on the local streets; and,

WHEREAS, the applicant plans to increase on-site parking capacity from 4 to 8 spaces by adding 4 new parking spaces and 10 bicycle spaces in the open back yard space of the property to comply with the required minimum of 9 parking spaces, thus negating the need for a Zone Variance; and,

WHEREAS, a Zoning Administrator Determination is being requested to address an existing reduced side yard setback of 5'6" to 8' in lieu of the minimum required setback of 10' for institutions and centers like this; and,

WHEREAS, a temporarily closed school facility--Hughes Adult Learning Center, (formerly Charles Evans Hughes Junior High School) is directly across Capistrano Avenue to the west and is currently being used by the West Valley Girls Softball League for athletic activities and could put these children in a dangerous situation; and,

WHEREAS, another Detox facility in the community is already located approximately 0.38 of a mile away on Dolorosa Street;

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings stated herein, finds that the submitted application and plans to expand the Substance Abuse facility at 22450 Collins Street from the current 6 patients to the requested 12 patients, **not receive** the support of the Board of the Woodland Hills -Warner Center Neighborhood Council for the requested action(s);

The Planning, Land Use and Mobility Committee recommends that the Board of the Woodland Hills – Warner Center Neighborhood Council advise the city of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings and recommendation to **not approve** the application presented on Dec. 14 2022.

By Motion of Sean McCarthy, with a second by Martin Lipkin, the motion to not approve the application was passed by a **Vote of 6 Ayes, 1 Nay, 1 Abstention.**

7. **DIR-2021-7703-DI** 5919 Canoga Ave., Woodland Hills, CA 91367 (Ruth's Chris Steakhouse) Request for Neighborhood Council support for a minor design change on a previously supported and approved project that is currently under construction.

Don Patterson introduced the change in the project. There is a change in the facade material.

Applicant's representatives stated that it would be the same material, that it was going to be textured material to get the same look. They stated there were no other changes.

There was no public comment.

Motion:

As pertaining to Case DIR-2021-7703-DI for relocation and renovations for Ruth's Chris Steak House at 5919 Canoga Avenue, Woodland Hills, CA 91367, after having held one (1) virtual public meeting related to a modification to the previously supported project filed by Ruth's Hospitality Group, Inc. to enlarge, upgrade and refurbish an existing restaurant structure in Allison Plaza in the Downtown District of the Warner Center 2035 Plan, and to gain Administrative Clearance and a Director's Interpretation for WC 2035 SP Section 5.3.2.7.2 for horizontal additions, and for relief from Section 6.1.2.3.5(a), the WHWCNC Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the proposed modifications result in no change to the overall design and functions of the approved plans; and

WHEREAS, the requested changes will retain a long-time, high-end Warner Center dining establishment in the Downtown District and help to attract additional commercial activity and enterprises to the commercial center of Warner Center; and

Therefore, IT IS HEREBY RESOLVED that the Planning Land Use and Mobility Committee and the full Board of the Woodland Hills - Warner Center Neighborhood Council, for the findings and conditions stated herein, finds that application and plans submitted by Ruth's Hospitality Group Inc. and its affiliated architects and representatives receive the support of the Board of the Woodland Hills - Warner Center Neighborhood Council (WHWCNC) for their requested actions contingent upon the following conditions:

Conditions

1. All plans presented either in person or electronically December 1, 2022 to the WHWCNC PLUM Committee and Board of the WHWCNC on December 14, 2022 shall be dated as such.
2. The applicant will not submit any significant, further updated plans or changes without first presenting them to the WHWCNC for support. Any modifications to the elevation(s)/ architecture that are no longer in substantial conformance with the initial presented plans will be presented first to the WHWCNC for support before submitting them to City Planning. Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to--and acceptance of--these conditions.

The Planning, Land Use and Mobility Committee recommends that the Board of the Woodland Hills – Warner Center Neighborhood Council advise the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of its findings and subsequent recommendations to SUPPORT this motion presented on December 14, 2022.

By motion of Don Patterson, with a second by Martin Lipkin, the motion was approved by a **Vote of 8 Ayes, 0 Nays, 0 Abstentions.**

8. **ZA-2022-2788-CU-SPP-SPR-WDI** 22822 Ventura Blvd., Woodland Hills, CA 91364 Construction of a new 3,342 square foot fast food drive-thru restaurant (In-N-Out) and demolition of existing former bank building.

Case leader Martin Lipkin presented a brief history and update of the project.

Applicant's representatives Sara Houghton and Mark Levin presented the revised/updated project. Comments included, but were not limited to, cars in the queue, solar panels, traffic flow, business lay over, right turn only exit, parking spots, discussing bus parking and restrictive parking with MTA, sliver of property behind the 7-11 store, dedication on Rigoletto and having a discussion with the Dept. of Forestry to improve the quality of street trees, a desire to see more design, better urban design. Mark Levin agreed to work with the Dept. of Forestry to ensure appropriate trees would be selected, planted.

Public comment was provided by 7 persons. Comments included, but were not limited to, the 101 freeway exit at Woodlake and concern with the number of cars impacting Reimagine Ventura, overflow of queue over parking spots for drive-thru lanes in "S" patterns, requesting the building blend into the neighborhood in a better way, concern that a white wall would act as a canvas for graffiti, request for more stone so there will be no graffiti, requesting stone wainscoting go up higher on the wall, and a request that the design should be like the Westwood store. Applicant's representatives replied that the Employees will look, watch for stack pattern and may ask people to park and go inside; also, the "Design is our brand!;" 33 parking spaces include staff parking, who will be asked to park close to the drive-thru spaces; there will be people and cameras

monitoring the area constantly to minimize the chance of graffiti; and that a pergola would block the view of the building.

Motion:

Having held one virtual (Zoom) public meetings for the application ZA-2022-2788-CU-SPP-SPR-WDI, concerning the demolition of existing 6,739SF bank building with parking lot (total 39,876 SF lot), and construction of a new 3,342 SF restaurant with drive-thru service, dining patio, parking lot and trash enclosure in the Cahuenga Blvd./Ventura Blvd. Specific Plan section of Woodland Hills, the Planning, Land Use and Mobility Committee hereby finds that:

WHEREAS, the Applicant has submitted a demolition and construction plans that substantially conform to the requirements of the Cahuenga Blvd. /Ventura Blvd. Specific Plan; and

WHEREAS, the request for relief from Code Section 12.24.W.17 for a CUP for a drive-through restaurant in the C4 Zone appears to be warranted; and

WHEREAS, the request from Code Section 12.24.W.27 for a CUP for a commercial corner development that operates between 11 PM and 7 AM and does not comply with requirements in Section 12.22.A.23(a)(3) also appears to be warranted; and

WHEREAS, the request to waive the 5-foot dedication along Rigoletto (and add to the dedication along Del Valle) should be considered; and

WHEREAS, the submitted landscape plan not only satisfied the Specific Plan requirements, but also will help shield the adjacent apartment complex from the project; and

WHEREAS, the project Applicant has acknowledged and accepted the conditions of the Neighborhood Council and agreed to include them on a project summary page in revised project plan submittal;

THEREFORE, IT IS HEREBY RESOLVED that the Planning, Land Use and Mobility Committee, for the findings and conditions stated herein, finds that the submitted application and plans for the proposed project at 22822 Ventura Blvd, Woodland Hills, CA 91364, and recommends that the Board of the Woodland Hills-Warner Center Neighborhood Council adopt this motion of the committee as its own in SUPPORT of the requested actions as stated contingent upon adoption by the Applicant of the following conditions:

Condition(s)

- 1.) All plans presented on December 1, 2020 at the virtual PLUM Meeting of the Woodland Hills – Warner Center Neighborhood Council (WHWCNC) shall be dated as such and re- submitted to Planning as an (updated) project application submittal.
- 2.) The applicant will not submit any significant, further updated plans without first presenting them to the WHWCNC for support.
- 3.) Additionally, all conditions herein shall be printed on one of the Project Summary pages as a commitment to and acceptance of these conditions.

4.) Applicant shall work with the City's Department of Transportation to address the "Right Hand Turn Only" necessity for the drive-through exit.

The Planning, Land Use, and Mobility Committee recommends that the Board of the Woodland Hills - Warner Center Neighborhood Council advise the City of Los Angeles Planning Department and Council District 3 Councilmember Bob Blumenfield of PLUM's findings and its subsequent supporting recommendation to approve this application as presented on December 1, 2022.

By Motion of Martin Lipkin, with a second by Sean McCarthy, the motion passed by a **Vote of 8 Ayes, 0 Nays, 0 Abstentions.**

9. Review of New Cases to be placed on next meeting agenda; Review of Current Cases and Committee Business

The committee will discuss the status of currently outstanding cases and assignment of new cases for consideration at future meetings.

THE MEETING OF DECEMBER 15, 2022 HAS BEEN CANCELLED.

THE NEXT MEETING OF THE COMMITTEE WILL BE JANUARY 5, 2023.

NB: The full discussion of all Agenda items can be found at www.whcouncil.org/PLUM and is located on the PLUM webpage. For a complete review of the Committee's discussion on each item see the corresponding video of the discussion which is incorporated herein by this reference and made a part hereof as though set forth in full.

10. Adjournment: the meeting was adjourned at 9:08 p.m.

Submitted by,
Karen Koe